



COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

December 9, 2004

Telephone
(213) 974-2101

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(213) 626-1812

TO: Supervisor Gloria Molina, Chair
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: Mark J. Saladino
Treasurer and Tax Collector

SUBJECT: **2005A TAX SALE (PUBLIC AUCTION)**

We are in the process of preparing for the upcoming 2005A tax sale that is scheduled for February 14 and 15, 2005. The auction will be held at the Los Angeles County Fairgrounds, 1101 W. McKinley Avenue, Building 8, Pomona, California 91768.

We anticipate an increase in inquiries due to the following scheduled production jobs:

1. Official Notice of Auction will be mailed the second week of December 2004 to approximately 50,000 parties of interest.
2. Information regarding the tax sale will be mailed to over 2,000 prospective bidders on December 13, 2004, notifying them that the list of parcels in the tax sale is available. The notice will also provide prospective bidders with registration information. We have extended the registration time frame to try and accommodate more registrations. Registration will begin on January 10, 2005 and will end at 5:00 p.m. on February 4, 2005. This information will be available on our website at <http://ttax.co.la.ca.us>.
3. The publication of parcels in this sale will begin mid-January 2005 and will run for three consecutive weeks as required by the Revenue and Taxation Code.
4. Department of Community and Senior Services will conduct taxpayer counseling sessions on those properties that are homeowner occupied. If they are unable to contact the owner, the sale of that parcel will be delayed.
5. Starting January 3, 2005 through February 4, 2005, the County of Los Angeles Safety Police will attempt to establish personal contact with all owner-occupied properties.

Each Supervisor
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Attached is a list of critical dates to remember and information that may be useful when responding to inquiries regarding this tax sale, registration dates and how to purchase the auction book. This same information will be available on our website: <http://ttax.co.la.ca.us>. The following telephone numbers can also be provided to the public.

PUBLIC INFORMATION NUMBERS

Bidder registration information:	(213) 974-2040
Information regarding parcels in the tax sale:	(213) 974-2045
To order an auction book:	(213) 974-2647

If you have special handling needs, please contact Donna Doss, Assistant Treasurer and Tax Collector, at (213) 974-2077 or my office at (213) 974-2101.

MJS:DJD:eh
D:2005A Public Auction

Attachments

COUNTY OF LOS ANGELES - TREASURER & TAX COLLECTOR

TAX SALE OF TAX DEFAULTED PROPERTIES

TAX SALE: 2005A

DATE: February 14 and 15, 2005 at 9 a.m.

PLACE: Los Angeles County Fairgrounds
Pomona Fairplex
1101 W. McKinley Avenue, Building #8
Pomona, CA 91768

IMPORTANT DATES TO REMEMBER

Assessor's Map Books Available for Sale	November 22, 2004
Auction Book Available for Sale	December 13, 2004
Bidder Registration Period	January 10, 2005 – February 4, 2005
Last date to redeem tax defaulted property	February 11, 2005 (5:00 p.m.)
Last date to open a Deposit Trust Account	February 11, 2005 (5:00 p.m.)
Final pay-off date for properties purchased at the tax sale	March 16, 2005

WHERE TO OBTAIN THE LIST OF PROPERTIES

1. **BY MAIL:** Orders by mail should be addressed to the Los Angeles County Tax Collector, 500 W. Temple Street, Room 114, Los Angeles, CA, 90012. Only cashier's check or bank issued money order made payable to the Los Angeles County Tax Collector will be accepted. Personal or business checks will NOT be accepted.
2. **BY TELEPHONE:** Orders by telephone must be directed to (213) 974-2646 or (213) 974-2647 between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, and paid by using Visa, MasterCard or Discover Card. Callers must have their credit card number ready when calling.
3. **IN PERSON:** Purchases in person are to be made at the Cashier Windows located on the First Floor – Lobby area of the Kenneth Hahn Hall of Administration, 225 N. Hill Street, Los Angeles, CA, between the hours of 8:00 a.m. – 5:00 p.m., Monday – Friday. Only cash, cashier's check, bank issued money orders, Visa, MasterCard and Discover Card will be accepted. Personal or business checks will NOT be accepted.

Cost of Auction Book	In Person	by Mail & Telephone
Price	\$15.00	\$15.00
Sales Tax	1.24	1.24
Postage	N/A	4.75
Total Cost	\$16.24	\$20.99

IMPORTANT INFORMATION

INVESTIGATE BEFORE YOU BID

- Read carefully the Official Terms and Conditions of this sale.
- Review Assessor's maps for parcel information. Maps can be purchased from the Assessor's Office or accessed at <http://assessor.co.la.ca.us/>.
- Personally visit the property that you are interested in purchasing prior to the sale. Do not trespass. Beware that improvements (structures) indicated in this book or the Assessor's database may no longer exist. The defaulted property is sold on an "as is" basis; no warranty is made by the County.
- The Assessor's property description may indicate a condominium unit, however, it may not be an actual living unit, i.e., it could be a garage, parking stall, or a storage room.
- Complete your purchases to avoid losing your deposit and the rights to the property. Deposits on incomplete sales are FORFEITED.

TO PURCHASE PROPERTY YOU MUST:

- Be a registered bidder to participate at the auction.
- Register between January 10, 2005 through February 4, 2005.
- Know how you wish to have property vested, as **NO** changes to vesting title are allowed after you have registered.
- Have proper form of payment. The only forms of payment for registration and for purchases at the auction are cash, cashier's checks, and bank issued money orders. Personal or business checks will **not** be accepted. Cashier's checks and bank issued money orders must be made payable to the L A County Tax Collector. Payment instruments made out to the bidder, or any other party, will not be accepted. Credit cards are not accepted.

HELPFUL TIPS

- Register early! The first 200 bidder cards issued will have a choice of prime seating at the beginning of the auction.
- Bring cashier's checks/money orders for purchasing properties at the auction in denominations of \$5,000 or less to avoid delays at the cashier lines.
- Obtain updates of parcels remaining in the sale at Tax Collector's website at <http://ttax.co.la.ca.us>.

NEW

- Deposit Trust Account – In response to your request, we are pleased to announce that you can increase your initial deposit, and open a Deposit Trust Account. Now you won't miss the opportunity to bid on items while standing in the cashier's line. **The last day to open the Deposit Trust Account will be February 11, 2005.** In the near future, you will be able to add to your deposit at the auction.

THE TERMS AND CONDITIONS OF THE SALE OF TAX DEFAULTED PROPERTY ARE AVAILABE AT TAX COLLECTOR'S WEBSITE <http://ttax.co.la.ca.us> AND AT THEIR OFFICE LOCATED AT:

Treasurer and Tax Collector
225 North Hill Street, Room 130
Los Angeles, CA 90051
Information on properties in tax sale: (213) 974-2045
Information on tax sale registration: (213) 974-2040

WHO TO CONTACT FOR ADDITIONAL INFORMATION

TAX COLLECTOR

	<u>Telephone</u>	<u>Website</u>
Treasurer and Tax Collector General Information	(213) 974-2111	http://ftax.co.la.ca.us
Bidder Registration Information	(213) 974-2040	
Deposit Trust Account	(213) 974-2040	
Information on Properties in Auction (Auction Unit)	(213) 974-2045	
Order Auction Books	(213) 974-2646 (213) 974-2647	

ASSESSOR

Assessor's Maps	(213) 974-3420	http://assessor.co.la.ca.us
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CONTAMINATION INFORMATION

California Environmental Protection Agency Department of Toxic Substances Control Cal Sites Help Desk	(916) 323-3400	http://www.dtsc.ca.gov/ database/calsites
L.A. County Dept. of Public Works Environmental Program Division 900 S. Fremont Ave., 3 rd Floor Annex Alhambra, CA 91803-1331	(626) 458-3517	
City of L.A. – Environmental Affairs Dept. 200 N. Springs Street, Room 1905 Los Angeles, CA 90012	(213) 978-0871	

WEED ABATEMENT

Weed Abatement – Department of Agriculture/Weights & Measures	(626) 575-5487	http://acwm.co.la.ca.us
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IRS

Internal Revenue Services (IRS)	(213) 576-4456
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INVESTIGATE BEFORE YOU BID - ALL SALES ARE FINAL